



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE  
REFER TO FILE:

**LD-4**

May 28, 2002

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012-2756

Dear Supervisors:

**HEARING ON THE UPDATES OF THE BOUQUET CANYON AND EASTSIDE BRIDGE  
AND MAJOR THOROUGHFARE CONSTRUCTION FEE DISTRICTS  
CITY OF SANTA CLARITA/COUNTY OF LOS ANGELES  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Instruct the Executive Officer to file the enclosed Bridge and Major Thoroughfare (B&T) Reports with the Director of Public Works, and schedule a public hearing for the proposed updates of the Bouquet Canyon and Eastside (formerly Route 126) Construction Fee Districts.
2. At the conclusion of the public hearing, and in the event written protests represent less than 50 percent of the assessable area within each of the B&T Districts:
  - a. Find the proposed updates to be statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA State Guideline Section 21080(8)(D).
  - b. Adopt the enclosed Resolutions for the Bouquet Canyon and Eastside Districts, which were approved as to form by County Counsel, setting the

revised boundaries, listing bridge and highway projects for which the districts are expected to provide a total of \$396 million in funding, establishing the revised fees and delegating the authority to the Director of Public Works to conduct annual inflation adjustment reviews of the fees for the Districts.

3. Authorize Public Works to continue administering the subject Districts.
4. Instruct Public Works to record certified copies of the adopted Resolutions with the Registrar-Recorder/County Clerk's Office.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On October 1, 1985, and July 21, 1987, your Board adopted the Bouquet Canyon and Route 126 Bridge and Major Thoroughfare Construction Fee Districts, respectively. Those Districts were adopted pursuant to Government Code Section 66484 and County Code Section 21.32.200. On April 2, 1991, the Board of Supervisors approved fee revisions to both Districts. The City of Santa Clarita adopted the Districts on November 28, 1989, and in 1993 renamed the Route 126 District as the Eastside Bridge and Major Thoroughfare Construction Fee District.

The current updates of the Districts are different from the previous updates in that these updates reanalyze build-out development and expand scopes of District improvements. Instead of including only selected improvement projects, the updated Districts propose to fully improve all roadways identified on the City and County circulation elements, including intersections and freeway interchanges. Improvements will include full-width grading, base, pavement, curb, gutter, sidewalk, medians, striping, bus pads (where applicable), bike lanes (where applicable), fully improved and signalized intersections, signal interconnect (where applicable), street lighting, roadway-related utility relocation, drainage structures within road right of way, and full improvements for bridges and freeway interchanges. Right of way is assumed to be dedicated by individual development projects, except for State highway projects and roadway widenings that are unrelated to private development.

The updated Districts will finance the construction of the proposed District improvements. The improvement projects will provide full mitigation of traffic impacts of new development by

providing funding for the construction of new bridges and major thoroughfares and additions to existing facilities.

On July 30, 1991, your Board approved a Cooperative Agreement between the County of Los Angeles and the City of Santa Clarita. The Agreement provided for the City and County to work together on all District matters and establish the Districts' fees within their respective jurisdictions. The City updated the Districts within its jurisdictional boundaries on March 26, 2002. Both agencies will cooperate with each other in the collection of fees and the construction of the proposed highway improvements to serve the areas. The Bouquet Canyon and Eastside Districts are expected to provide \$158.62 million and \$237.37 million, respectively, to fund the construction of bridge and highway improvements needed by new development.

Adoption of the enclosed Resolutions will authorize the fee revisions. The Resolutions define the improvements; set the method of fee apportionments; provide for annual fee increases tied to the Los Angeles Regional Construction Cost Index to help insure full funding of projects, and separate biennial review to reassess development trends, construction costs, and refinements of the project scope. The Resolutions also comply with the requirements of Government Code Section 66000, et seq., regarding development fees.

To address the issue of financial impact that the proposed fees would have on smaller developments currently in the approval process, Public Works is recommending that developers be given the option of paying the existing fee rate or the proposed rate between the effective date of the proposed fee and September 1, 2002 (assuming the effective date is prior to September 1). This will allow projects that are in the later stages of design to move forward as planned during this period. Developers paying the lower rate will receive credits based on the existing rate structure.

Once adopted, certified copies of the Resolutions will be recorded with the Registrar-Recorder/County Clerk's Office.

### **Implementation of Strategic Plan Goals**

This action is consistent with the County Strategic Plan Goal of Fiscal Responsibility as these benefit assessments provide sufficient funds to continue constructing our road and bridge facilities in an effective manner. It also satisfies the goal of Service Excellence since

constructing our road and bridge facilities provide traffic mitigation to residents that improve the quality of life in the County.

### **FISCAL IMPACT/FINANCING**

All the revenues generated from the updates of the Districts will be expended on the proposed District projects. There will be no fiscal impact to the County's General Fund.

Sufficient funds will be available from the Districts' updates to finance the proposed improvements. The proposed fee increases will not affect Public Works' current fiscal year budget. This will have no impact on net County cost for the current or future fiscal years.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Public Works has determined that the Districts' updates are statutorily exempt from the provisions of the CEQA pursuant to CEQA State Guideline Section 21080(8)(D) in that the Districts are only obtaining funds for capital projects necessary to maintain services within existing service areas.

Public Works has developed, in addition to the generally adopted fee rate categories, a rate sheet for nontypical land uses, which includes special cases, such as senior housing, mobile homes, churches, and golf courses. Traffic impacts for each category were used to develop the rates.

A public hearing must be held, under the provisions of Government Code Section 66484, and notice thereof must be given pursuant to Government Code Section 65091, prior to approval of the updates. According to Government Code Section 66484 (a)6, the fee revisions must be rejected in the event of a majority protest (based on area of developable land). The proposed Resolutions approved as to form by County Counsel and containing the necessary information are enclosed for your Board's use following conclusion of the hearing. Once adopted, certified copies of the Resolutions will be recorded with the Registrar-Recorder/County Clerk's Office.

### **IMPACT OF CURRENT SERVICES (OR PROJECTS)**

Approval of the requested updates by your Board will ensure the timely completion of the much-needed roadway and bridge improvements to serve the current circulation needs

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created by new developments within the subject Districts. The Districts' improvements will help mitigate the additional traffic congestion impacts generated by approved subdivisions and building permits within the Districts.

### **CONCLUSION**

Please return one copy of the letter indicating your Board's action at the conclusion of the hearing and copies of the recorded Resolutions.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

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Enc.

cc: Chief Administrative Office  
County Counsel